



MINUTES

May 11, 2026 at 7:00 p.m.
Council Chambers at the Tom Hornecker
Recreation Centre, 2122 – 18 Street

REGULAR MEETING OF MUNICIPAL PLANNING COMMISSION

MEMBERS PRESENT: Shauna Strong (Chair), Julia Anderson (Vice Chair), Jennie McMasters, Erin Shields

MEMBERS ABSENT: Roger Miller

OTHERS PRESENT: Georgina Sharpe Development Officer, Secretary

*by electronic means

1. CALL TO ORDER & ADOPTION OF THE AGENDA

The Chair called the MPC meeting to order at 7:00 p.m.

1.1 INTRODUCTION OF MEETING ATTENDEES

1.2 NOMINATION OF CHAIRPERSON & VICE CHAIRPERSON:

N/A

1.3 ADOPTION OF AGENDA:

RESOLUTION #1 - 26/05/11 MPC – SHIELDS

Moved that the agenda be adopted as presented. CARRIED

2. MINUTES OF THE LAST MEETING:

2.1 RESOLUTION #2 - 26/05/11 – MPC – MCMASTERS

The Members having all read the minutes and there being no errors, omissions, or corrections, the Minutes of the Municipal Planning Commission held April 13, 2026 were accepted as distributed.

CARRIED

3. DELEGATIONS BY APPOINTMENT:

None

4. DEVELOPMENT APPLICATIONS:

UNFINISHED BUSINESS:

4.1 #D09-26 NON-RESIDENTIAL LANDSCAPING AND FENCING RELAXATIONS

- 1) Section 3.12 (a) fence height maximum in front yard is 0.9m (3 feet). Request for variance to allow 1.1m (3.5 ft) – a 22% increase to enclose bar and restaurant patio/seating area

2) Section 3.20 (d) A minimum 1.8 m landscaped buffer is required along each public road. Waiver request.

3) Section 3.21 (a) landscaping plan required by the Development Authority (as per Development Permit D01-25). Waiver request.

LOTS 18, 19 BLOCK 25 PLAN 3163L; 2122 19 STREET (MIXED-USE DOWNTOWN DISTRICT M-DWT)

The applicant was not present.

The Development Officer presented the report and recommendations.

Members reviewed modifications to the recommended resolution to incorporate additional information that was received from the Applicant contained within the report regarding fence height, future modifications and placement.

RESOLUTION #3 – 26/05/11 – MPC

Move to approve Development Permit application D09-26 from JL Group Inc. on Lots 18,19 Block 25 Plan 3163L; 2122 19 Street (M-DWT) for an Outdoor Patio Area for Establishment (Eating and Drinking), requiring variances subject to the following:

Variances and Waivers Granted:

1. Section 3.12 (a) fence height maximum in front yard is 0.9m (3 feet). Variance granted to allow 1.1m (3.5 ft) – to enclose bar and restaurant patio/seating area as per plans submitted. (See also condition #1a. below).
2. Waiver granted. Section 3.20 (d) A minimum 1.8 m landscaped buffer is not required along each public road.
3. Waiver granted. Section 3.21 (a) landscaping plan is not required by the Development Authority.

Standard Conditions:

1. Fencing
 - a. Additions to the fence will be allowed, up to a total fence height of 1.2m (4 feet), either glass panel or picket style, if completed within 24 months of permit issuance.
 - b. Concrete fence as per plans submitted shall be installed no less than 0.1m (4 inches) from back of public (Town of Nanton) sidewalk.
2. All proposed development to comply with the Safety Codes Act and all safety codes regulations. It is the responsibility of the Applicant to obtain all necessary building, electrical, gas and plumbing permits from Superior Safety Codes Inc., Lethbridge, AB Phone 1-877-320-0734.
3. Stormwater drainage shall not be diverted onto adjacent properties nor create a situation that may cause flooding, hazards or damage to other lands, including sidewalk and boulevard areas. All site grading, or other drainage measures as appropriate, including related costs for Town of Nanton sidewalk improvements or repairs, shall be the responsibility of the Applicant.
4. Site lighting shall be located, oriented and shielded where it does not adversely affect adjacent properties.
5. Nothing shall be placed, planted or allowed to obstruct traffic visibility near the intersection of 19 Street and 21 Avenue.
6. Compliance with the requirements of the land use bylaw does not exempt any person from complying with all applicable municipal, provincial or federal legislation, and respecting any easement, covenants, agreement or other contracts affecting the land or development.

CARRIED

NEW APPLICATIONS:

4.2 #D13-26 ACCESSORY BUILDING (GARAGE)

Floor area 400 ft² (37.2M²). Requesting variance for rear yard setback to allow 0.0m (100% decrease).

LOT 2 BLOCK 85 PLAN 071 5724; 125 WESTVIEW DRIVE (RESIDENTIAL, GENERAL R-GEN)

The applicant was not present.

The Development Officer presented the report and recommendations.

Members reviewed modifications to the recommended resolution to provide clarity to the applicant that location of the (as built) garage must comply with current Land Use Bylaw setbacks.

RESOLUTION #4 – 26/05/11 – MPC

Move to approve Development Permit application D13-26 from Aijaz Shah on Lot 2 Block 85 Plan 071 5724; 125 Westview Drive (R-GEN) for a Accessory Building (Detached Garage), requesting variance subject to the following:

Variances granted:

1. None. Section 3.30 Land Use Bylaw standards apply.

Standard Conditions:

1. As-built garage location to comply with current Land Use Bylaw standards within 90 days of Notice Date.
2. Development to comply with the Safety Codes Act and all safety codes regulations. It is the responsibility of the Applicant to obtain and adhere to all necessary safety codes permits from Superior Safety Codes Inc., Lethbridge, AB (1-877-320-0734).
3. Compliance with the requirements of this bylaw does not exempt any person undertaking a development from complying with all applicable municipal, provincial or federal legislation, and respecting any easements, covenants, agreements or other contracts affecting the land or the development.
4. Developer to obtain any other approval, permit, authorization, consent or license that may be required to develop or service the affected land.

CARRIED

5. **SIGN APPLICATIONS:**

None

6. **SUBDIVISION APPLICATIONS:**

None

7. **PERMITS ISSUED:**

RESOLUTION #5 - 26/05/11 – MPC – SHIELDS

Moved to accept the Development Permit issuance report for the period of **April 3, 2026 to May 6, 2026** as follows:

DP #	Date Issued	Civic Address of Development	Lot	Blk	Plan	LUD	Description
D08-26	14-Apr-26	216 Slade Drive	10	58	791 1150	R-GEN	Secondary Suite (Internal)
D10-26	30-Apr-26	97 Westview Drive	16	82	081 0414	R-GEN	Fourplex
D11-26	22-Apr-26	2320 20 Street	11	12	3163L	R-GEN	Replaces D41-23 – Accessory building

D12-26	4-May-26	2120 29 Avenue	3	79	001 2718	R-GEN	Garage; requires setback variance
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CARRIED

8. OTHER BUSINESS:

None

9. ADJOURNMENT:

RESOLUTION #6- 26/05/11 – MPC – MCMASTERS

ADJOURNED the meeting of the Municipal Planning Commission at 8:18 pm.

TOWN OF NANTON



CHAIRPERSON



SECRETARY

These minutes approved this 14 day of September, 2026.

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